

TAPERT ARLINGTON JENSEN

CONSTRUCTION PLANS

CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



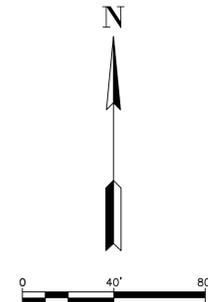
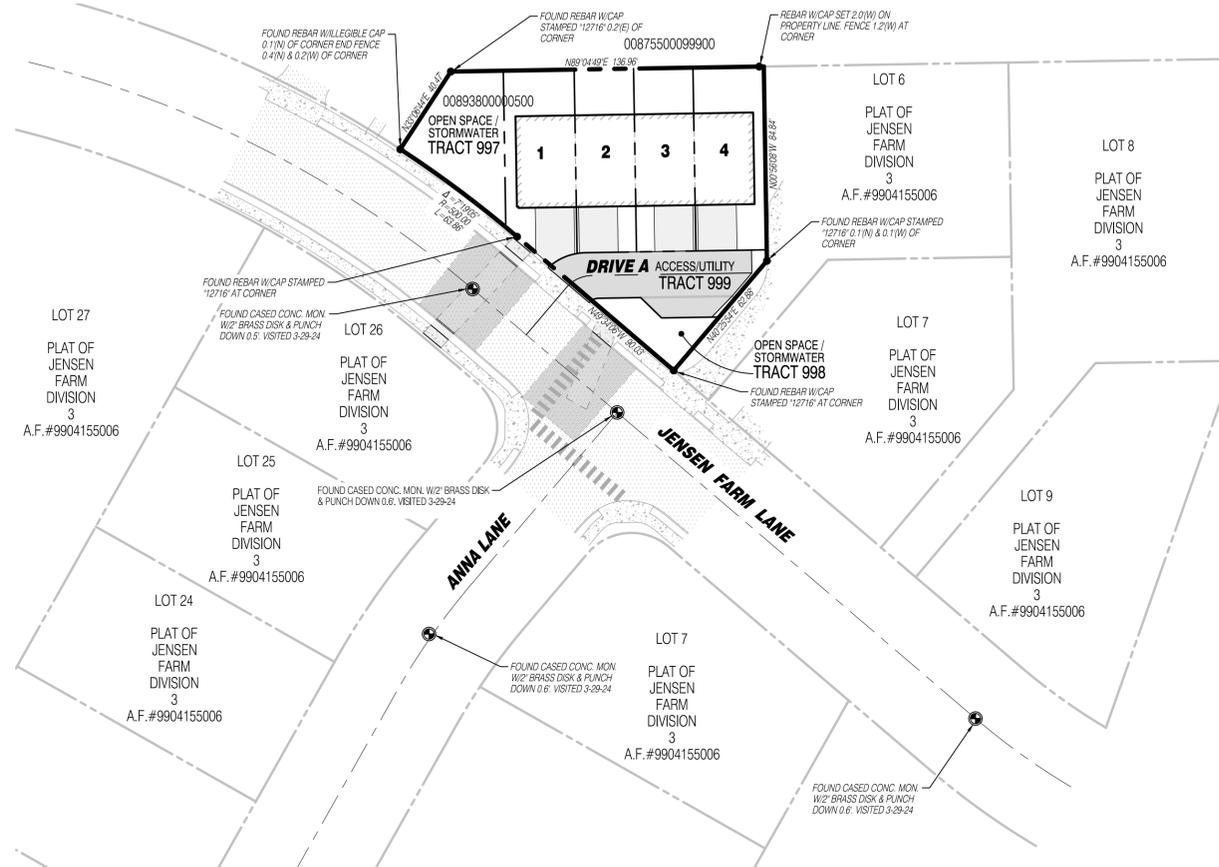
VICINITY MAP
SCALE: NTS

LEGEND AND ABBREVIATIONS

| EXISTING SYMBOLS | DESCRIPTION | ABBREVIATIONS |
|------------------|-----------------------------------|-----------------------------|
| ⊙ | MONUMENT IN CASE | GPM GAS PAINT MARK |
| ○ | FOUND REBAR W/ CAP | CB CATCH BASIN |
| ● | EXISTING CORNER MONUMENT AS NOTED | IE INVERT ELEVATION |
| ⊙ | STORM MANHOLE | SD STORM DRAIN |
| ⊙ | SEWER CLEANOUT | SS SANITARY SEWER |
| ⊙ | SEWER MANHOLE | SSMH SANITARY SEWER MANHOLE |
| ⊙ | CATCH BASIN | C CEDAR |
| ⊙ | IRRIGATION CONTROL VALVE | PVC POLYVINYL CHLORIDE PIPE |
| ⊙ | FIRE HYDRANT | CPP CONCRETE PRESSURE PIPE |
| ⊙ | POWER TRANSFORMER | PP POWER POLE |
| ⊙ | WATER METER | TBR TO BE REMOVED |
| ⊙ | WATER VALVE | EX EXISTING |
| ⊙ | SIGN POST | RW RIGHT-OF-WAY |
| ⊙ | LIGHT POLE | |
| ⊙ | TELCO RISER | |
| ⊙ | CONIFEROUS TREE | |

| PROPOSED STORM SYMBOLS | DESCRIPTION | PROPOSED WATER SYMBOLS | DESCRIPTION |
|------------------------|--------------------------------|------------------------|-------------------|
| ⊙ | SD CAP | ⊙ | WATER CAP |
| ⊙ | TYPE 1 CATCH BASIN, GRATED LID | ⊙ | CONCRETE BLOCKING |
| ⊙ | TYPE 1 CATCH BASIN, SOLID LID | ⊙ | 11.25° BEND |
| ⊙ | TYPE 2 CATCH BASIN, GRATED LID | ⊙ | 22.5° BEND |
| ⊙ | TYPE 2 CATCH BASIN, SOLID LID | ⊙ | 45° BEND |
| ⊙ | BEEHIVE MANHOLE COVER | ⊙ | 90° BEND |
| ⊙ | SQUARE YARD DRAIN | ⊙ | VALVE |
| ⊙ | ROUND YARD DRAIN | ⊙ | HYDRANT ASSEMBLY |
| ⊙ | STORM CLEAN OUT | ⊙ | BLOW-OFF VALVE |
| ⊙ | STORM PIPE | ⊙ | REDUCER |
| ⊙ | | ⊙ | AIR-VAC ASSEMBLY |
| ⊙ | | ⊙ | WATER METER |
| ⊙ | | ⊙ | WATER PIPE |

| PROPOSED SEWER SYMBOLS | DESCRIPTION |
|------------------------|----------------|
| ⊙ | SEWER CAP |
| ⊙ | SEWER CLEANOUT |
| ⊙ | SEWER MANHOLE |
| ⊙ | SEWER PIPE |



SURVEY INFORMATION

LEGAL DESCRIPTION

00893800000500;
THE SOUTHERLY 165.5 FEET OF TRACT 285, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19 RECORDS OF THE SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE NORTH 135.5 FEET AND WEST 140 FEET THEREOF;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 6 PLAT OF JENSEN FARM DIVISION 3;
THE NORTH 135.5 FEET OF THE WEST 140 FEET OF THE SOUTH 135.5 FEET OF TRACT 285, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

HORIZONTAL DATUM

NAD 83/2011 WASHINGTON STATE COORDINATES-NORTH ZONE

BENCHMARK

FOUND INVERTED NAIL IN 4" CONC. MON.

ELEVATION = 464.46 FEET.

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF 172ND STREET NORTHEAST, AS THE BEARING OF NORTH 89°4'58" WEST, ALSO BEING THE SOUTH LINE OF SECTION 24, PER THE ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN, RECORDED UNDER AUDITOR'S FILE NUMBER 201808315011.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

REFERENCES

(R1) ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN, AFN 201808315011

(R2) VERIZON BINDING SITE PLAN NO. 002-02
AFN NO. 200705085171

SURVEY NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.

BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

EARTHWORK QUANTITIES

| | |
|-----------------|---------------------|
| STRIPPING: | 200 CY |
| CUT: | 400 CY |
| FILL: | 400 CY |
| NET: | 0 CY (CUT/FILL) |
| DISTURBED AREA: | 14,894 SF (0.34 AC) |

THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

CONTACT LIST

DEVELOPER:
CORSTONE CONTRACTORS, LLC
c/o LAND PRO GROUP
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LAKE STEVENS, WASHINGTON 98258
CONTACT: MARK VILLWOOCK
PHONE: (425) 231-2718
EMAIL: mvillwoock@landprogrp.com

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SOLID GROUND ENGINEERING
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REDMOND, WA 98052
CONTACT: TOM ABBOTT, PE
PHONE: (425) 281-8324
EMAIL: tabbott@solidgroundpnw.com

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LANDSCAPE ARCHITECT:
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CONTACT: KRISTAL LOWE
PHONE: (425) 346-8105
EMAIL: origindg@gmail.com

SURVEYOR:
PACIFIC COAST SURVEYS, INC.
P.O. BOX 13619
MILL CREEK, WASHINGTON 98082
CONTACT: DARREN RIDDLER, PLS
PHONE: (425) 512-709
FAX: (425) 357-3577
EMAIL: darren@pcsurveys.net

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PROJECT INFORMATION

TAX PARCELS: 00893800000500
SITE ADDRESS: XXXX JENSEN FARM LANE
ARLINGTON, WA 98223

SITE AREA: 13,674 SF (0.31 AC)
EXISTING ZONING: RHC (RESIDENTIAL HIGH CAPACITY)
PROPOSED LOTS: 4 LOTS
BUILDING SETBACKS: 10' FRONT
5' SIDE
15' REAR
CITY OF ARLINGTON
CITY OF ARLINGTON
SNOHOMISH PLUD
PUGET SOUND ENERGY
COMCAST
COMCAST
ARLINGTON SCHOOL DISTRICT NO 16
NORTH COUNTY REGIONAL FIRE AUTHORITY

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

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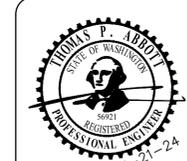
PROJECT FILE No. _____

CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS



ENGINEER'S STAMP

| REVISIONS | DESCRIPTION | DATE |
|-----------|-------------|------|
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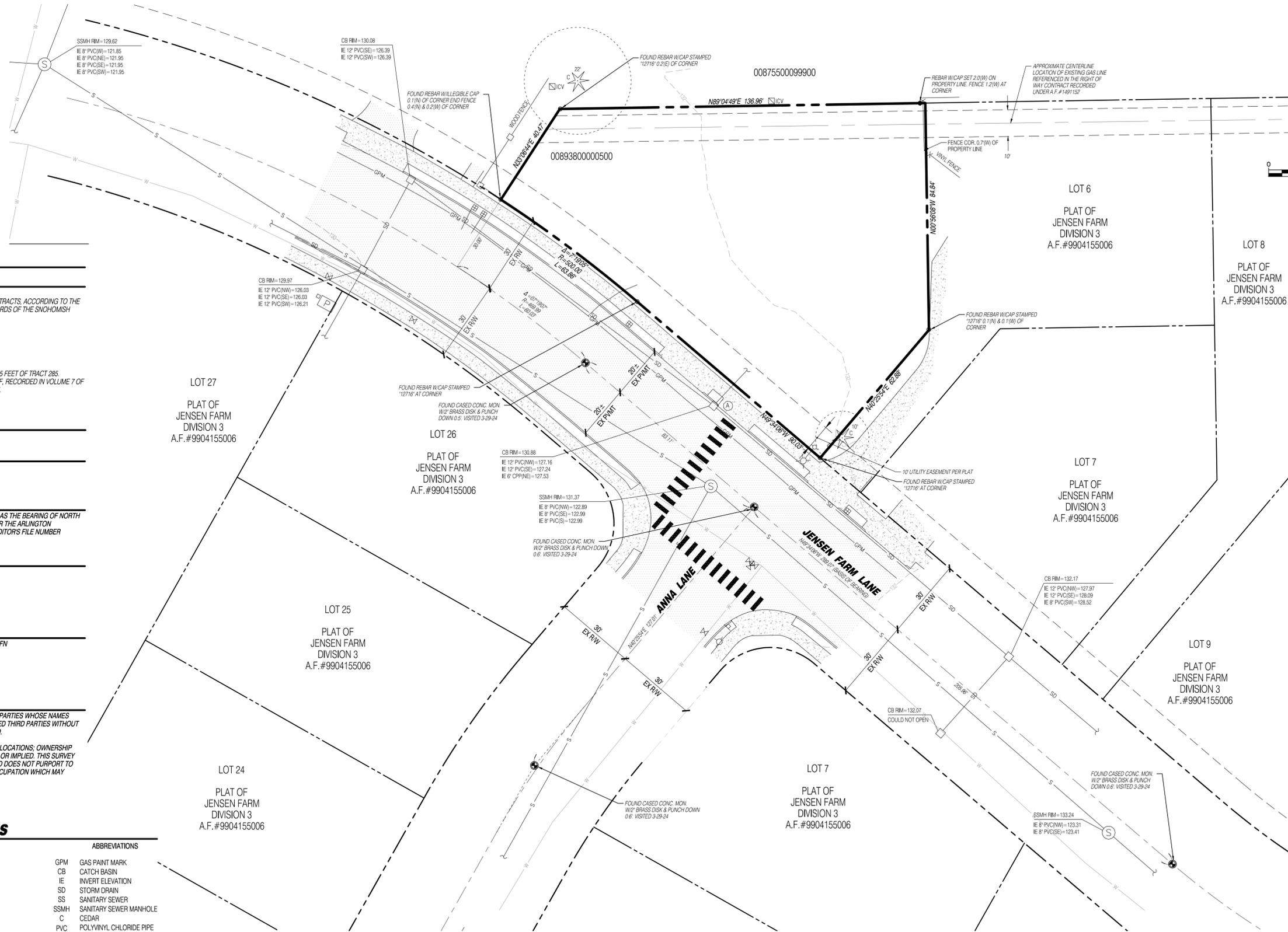
COVER SHEET

CORSTONE CONTRACTORS, LLC
TAPERT ARLINGTON JENSEN
ARLINGTON, WA

| | |
|---------------|-------------------|
| DRAWN BY: | KMA |
| CHECKED BY: | TPA |
| DATE: | 5-21-24 |
| JURISDICTION: | CITY OF ARLINGTON |
| JOB NUMBER: | 24-0041C |

CS-01
1 OF 16

SW 1/4, SE 1/4, SEC 11, T31N, R05E, WM, ARLINGTON, WASHINGTON



SURVEY INFORMATION

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EXCEPT THE NORTH 135.5 FEET AND WEST 140 FEET THEREOF;

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PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

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| ⊙ | LIGHT POLE | |
| ⊙ | TELCO RISER | |
| ⊙ | CONIFEROUS TREE | |

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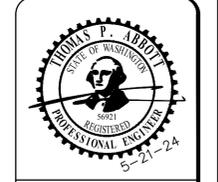
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PROJECT FILE No. _____

CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.
BY: _____
DEVELOPMENT SERVICES MANAGER
DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS



ENGINEER'S STAMP

| REVISIONS | DESCRIPTION | DATE |
|-----------|-------------|------|
| # | | |

Solid Ground Engineering
8705 166th Ave NE
Redmond, WA 98052

EXISTING CONDITIONS MAP

CORSTONE CONTRACTORS, LLC
TAPERT ARLINGTON JENSEN
ARLINGTON, WA

| | |
|---------------|-------------------|
| DRAWN BY: | KMA |
| CHECKED BY: | TPA |
| DATE: | 5-21-24 |
| JURISDICTION: | CITY OF ARLINGTON |
| JOB NUMBER: | 24-0041C |

EC-01
2 OF 16

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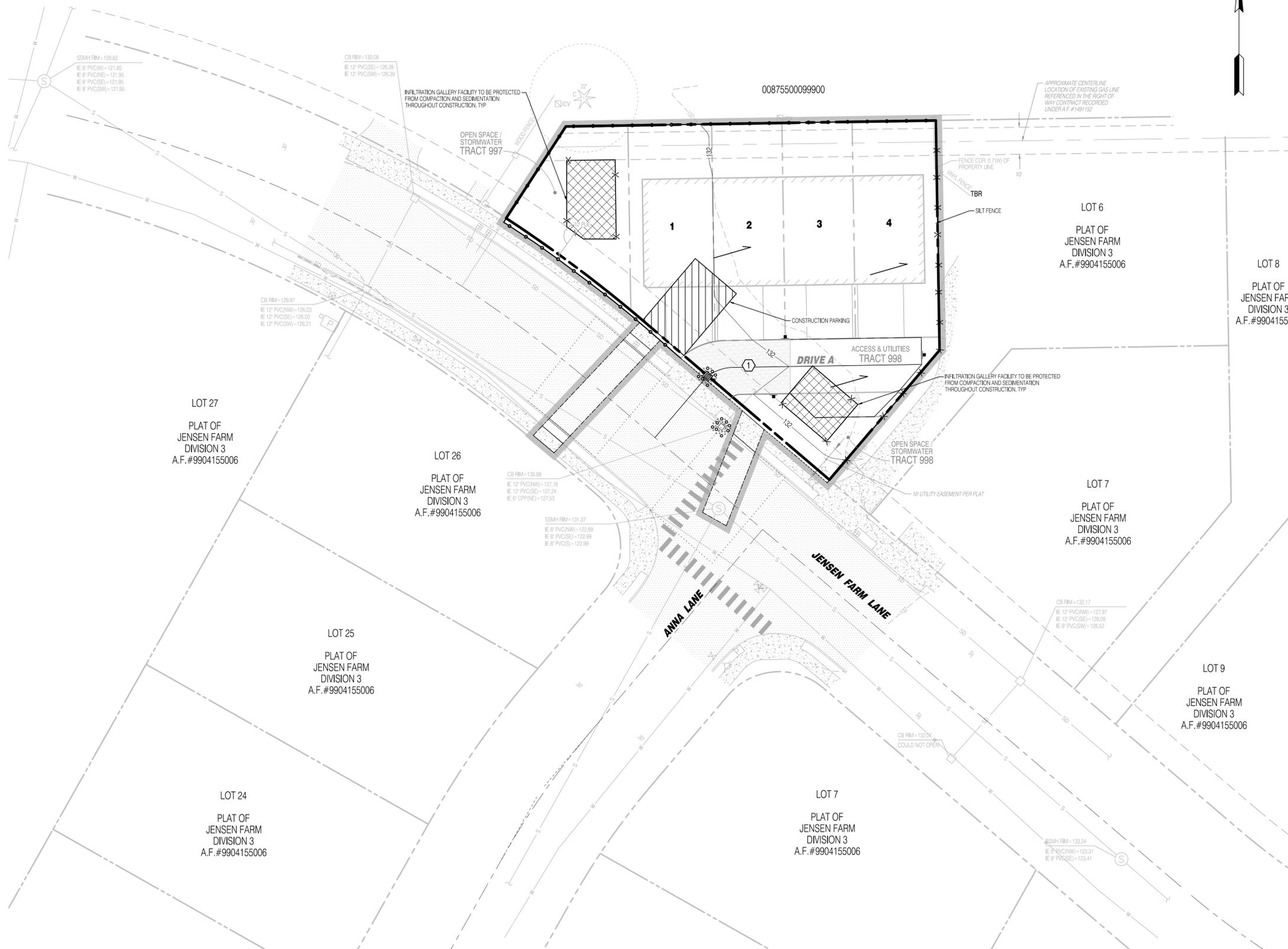


LEGEND

-  CLEARING LIMITS
-  SILT FENCE
-  TREE PROTECTION FENCE
-  TO BE REMOVED
-  PRE DEVELOPMENT DRAINAGE PATTERN
-  POST DEVELOPMENT DRAINAGE PATTERN
-  ROCK CONSTRUCTION ENTRANCE
-  CATCH BASIN PROTECTION

CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY STAFF. CESOL SHALL ATTEND CONFERENCE.
2. INSTALL INTERIM CATCH BASIN PROTECTION.
3. INSTALL ROCK CONSTRUCTION ENTRANCE.
4. STOCKPILE ALL EROSION MATERIALS ON SITE.
5. FLAG CLEARING LIMITS.
6. ARRANGE FOR CITY TO INSPECT AND APPROVE CLEARING LIMIT FLAGGING PRIOR TO CLEARING.
7. INSTALL FILTER FABRIC FENCE AND CONSTRUCTION FENCES AS SHOWN.
8. BEGIN CLEARING AND GRADING.
9. CLEAR FOR UTILITIES AND INSTALL ALL BURIED UTILITIES.
10. INSTALL ALL OTHER UTILITIES.
11. FINAL GRADE DRIVEWAYS.
12. FULLY INSTALL DRIVEWAYS.
13. INSTALL FINAL PAVING, CURBING AND SIDEWALK.
14. STABILIZE UNPAVED AREAS WITH LANDSCAPING OR HYDROSEEDING AS PERMANENT COVER AND AS REQUIRED PER BMP T5.13.
15. CLEAN OUT STORM SYSTEM AND STRUCTURES WHEN CONSTRUCTION IS COMPLETE.
16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.



EARTHWORK QUANTITIES

STRIPPING: 200 CY
 CUT: 400 CY
 FILL: 400 CY
 NET: 0 CY (CUT/FILL)
 DISTURBED AREA: 14,894 SF (0.34 AC)
 THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

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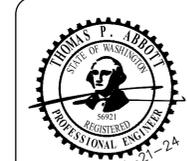
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CITY OF ARLINGTON
 CONSTRUCTION DRAWING REVIEW APPROVAL

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BY: _____
 DEVELOPMENT SERVICES MANAGER

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS



ENGINEER'S STAMP

| REVISIONS | DESCRIPTION | DATE |
|-----------|-------------|------|
| # | | |



TESC PLAN

CORSTONE CONTRACTORS, LLC
TAPERT ARLINGTON
JENSEN
ARLINGTON, WA

DRAWN BY: KMA
 CHECKED BY: TPA
 DATE: 5-21-24
 JURISDICTION: CITY OF ARLINGTON
 JOB NUMBER: 24-0041C

ER-01
3 OF 16

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SW 1/4, SE 1/4, SEC 11, T31N, R05E, WM, ARLINGTON, WASHINGTON

GRADING AND EROSION CONTROL NOTES:

CITY OF ARLINGTON TESC NOTES:

- APPROVAL OF THE TEMPORARY EROSION/SEDIMENT CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR STORM DRAINAGE DESIGN.
- A TESC PLAN MEETING THE DOE STORM WATER MANAGEMENT MANUAL ADOPTED BY THE CITY SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO ANY WORK ON THE SITE. AN APPROVED COPY MUST BE MAINTAINED ON-SITE AND BE READILY AVAILABLE TO THE CITY INSPECTOR AT THEIR REQUEST.
- THE TESC BMP'S SHOWN ON THE PLAN MUST BE INSTALLED PRIOR TO ALL OTHER CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LOADED WATER DOES NOT ENTER THE DRAINAGE SYSTEM, LEAVE THE SITE, OR VIOLATE APPLICABLE WATER QUALITY STANDARDS. MAINTENANCE, REPLACEMENT AND UPGRADING OF THE TESC PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETE AND APPROVED BY THE CITY.
- THE BOUNDARIES OF THE CLEARING LIMITS, SHOWN ON THE TESC PLAN, SHALL BE CLEARLY FENCED OR FLAGGED IN THE FIELD PRIOR TO STARTING CONSTRUCTION. NO DISTURBANCE BEYOND THE FENCED OR FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FENCING AND/OR FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE CONSTRUCTION PROJECT.
- THE TESC FACILITIES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AND ADDED TO AS NEEDED, FOR UNEXPECTED STORM EVENTS AND TO REFLECT CHANGED CONDITIONS, AS REQUIRED BY THE CITY.
- THE CONTRACTOR SHALL PROVIDE THE CITY A 24-HOUR EMERGENCY CONTACT PHONE NUMBER OF THE CONTRACTOR'S CERTIFIED EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION.
- THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE CONTINUED FUNCTION AND OPERATION.
- BETWEEN OCTOBER 1 AND APRIL 30, DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN TWO (2) DAYS SHALL BE IMMEDIATELY COVERED BY MULCH, SOD OR PLASTIC COVERING. BETWEEN MAY 1 AND SEPTEMBER 30, DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN SEVEN (7) DAYS SHALL BE IMMEDIATELY COVERED BY SEEDING OR OTHER APPROVED METHODS.
- SEDIMENT DEPOSITS SHALL BE REMOVED FROM ALL CATCH BASINS, PRE-TREATMENT SEDIMENT POND, AND SEDIMENT TRAPS UPON REACHING A DEPTH OF 12 INCHES.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES. SHALL PROVIDE ADEQUATE STORAGE CAPACITY AND SHALL BE CLEARED OUT ENTIRELY ONCE THE SITE IS STABILIZED. IF THE PERMANENT FACILITY IS TO ULTIMATELY FUNCTION AS AN INFILTRATION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROXIMATE RATE OF 120 LBS PER ACRE.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 3 INCHES, OR 3,000 POUNDS PER ACRE.
- SOIL STOCKPILES SHALL BE STABILIZED WITHIN 24 HOURS, WHEN ACTIVELY WORKING WITH THE SOIL STOCKPILE. STABILIZATION BY GROUND COVER BMP'S SHALL OCCUR AT THE END OF EACH WORK DAY.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- MAINTENANCE AND REPAIR OF TESC FACILITIES AND STRUCTURES SHALL BE CONDUCTED IMMEDIATELY UPON RECOGNITION OF A PROBLEM OR WHEN THE TESC MEASURES BECOME DAMAGED.
- UPON COMPLETION OF THE PROJECT, ALL BMP'S SHALL BE REMOVED FROM THE SITE AND RIGHT OF WAY. IF BMP'S ARE REQUIRED TO REMAIN IN PLACE FOR FURTHER PROTECTION, ARRANGEMENTS FOR REMOVAL SHALL BE MADE WITH THE CITY INSPECTOR.
- THE DUFF LAYER AND NATIVE TOPSOIL SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT WILL NOT BE COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT THE PROJECT COMPLETION, DEMONSTRATE THE REQUIREMENTS ESTABLISHED IN 15.13 OF THE 2019 SWMM-WM. POST CONSTRUCTION SOIL QUALITY AND DEPTH.

SEED OPTIONS MIX

Table 4.1 represents the standard mix for those areas where just a temporary vegetative cover is required.

| | % Weight | % Purity | % Germination |
|---------------------------------------------------------------------------|----------|----------|---------------|
| Chewings or annual blue grass Festuca rubra var. commutata or poa anna | 40 | 98 | 90 |
| Perennial rye Lolium perenne | 50 | 98 | 90 |
| Redtop or colonial bentgrass Agrostis alba or Agrostis tenuis | 5 | 92 | 85 |
| White Dutch clover Trifolium repens | 5 | 98 | 90 |

This turf seed mix in Table 4.3 is for dry situations where there is no need for much water the advantage is that this mix requires very little maintenance.

| | % Weight | % Purity | % Germination |
|-------------------------------------------------------------------|----------|----------|---------------|
| Dwarf tall fescue (several varieties) Festuca arundinacea var. | 45 | 98 | 90 |
| Dwarf perennial rye (Bentley) Lolium perenne var. bentleyi | 30 | 98 | 90 |
| Red fescue Festuca rubra | 20 | 98 | 90 |
| Colonial bentgrass Agrostis tenuis | 5 | 98 | 90 |

Table 4.4 presents a mix recommended for bioswales and other intermittently wet areas.

| | % Weight | % Purity | % Germination |
|-----------------------------------------------------------------|----------|----------|---------------|
| Tall or meadow fescue Festuca arundinacea or festuca elatior | 75-80 | 98 | 90 |
| Seaside/Creeping bentgrass Agrostis palustris | 10-15 | 92 | 85 |
| Redtop bentgrass Agrostis alba or Agrostis gigantea | 5-10 | 90 | 80 |

THE THIRTEEN ELEMENTS OF A CONSTRUCTION SWPPP:

THE BMP'S REFERENCED BELOW ARE PER THE 2019 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

- MARK CLEARING LIMITS. THE CLEARING LIMITS ARE INDICATED ON THE PLAN SHEET. CLEARING AND GRADING WILL BE LIMITED TO ONLY AREAS THAT NEED TO BE DISTURBED FOR GRADING, AND PLACING OR STOCK PILING FILL AND TO PRESERVE AS MUCH NATURAL VEGETATION AND THE DUFF LAYER AS POSSIBLE. FIELD MARKING THE CLEARING LIMITS SHALL BE COMPLETED PRIOR TO ANY CLEARING OR DISTURBING THE SITE.
BMP'S:
C103 HIGH VISIBILITY PLASTIC OR METAL FENCE
C233 SILT FENCE
- ESTABLISH CONSTRUCTION ACCESS. ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE ROCK CONSTRUCTION ENTRANCE(S).
BMP'S:
C105 STABILIZED CONSTRUCTION ENTRANCE
- CONTROL FLOW RATES. FLOW RATES ARE NOT ANTICIPATED TO REQUIRE FLOW CONTROL ON THIS PROJECT DUE TO THE PROJECT SIZE AND SCOPE.
- INSTALL SEDIMENT CONTROL. SEDIMENT CONTROL WILL BE PROVIDED THROUGH A COMBINATION OF SILT FENCE AND STORM DRAIN INLET PROTECTION.
BMP'S:
C220 STORM DRAIN INLET PROTECTION
C233 SILT FENCE
- STABILIZE SOILS. TEMPORARY AND PERMANENT SOIL STABILIZATION WILL BE PROVIDED. TEMPORARY STABILIZATION WILL BE PROVIDED TO EXPOSED WORKED EARTH FROM OCTOBER 1 UNTIL APRIL 30. NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS; FROM MAY 1 UNTIL SEPTEMBER 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN SEVEN DAYS.
BMP'S:
C120 TEMPORARY AND PERMANENT SEEDING
C123 PLASTIC COVERING
C121 MULCHING
- PROTECT SLOPES. SLOPES SHALL BE PROTECTED FROM EROSION THROUGH COVER AND SOIL STABILIZATION.
BMP'S:
C120 TEMPORARY AND PERMANENT SEEDING
C123 PLASTIC COVERING
C121 MULCHING
- PROTECT DRAIN INLETS. INLET PROTECTION SHALL BE INSTALLED IN ALL CATCH BASINS AND REMAIN UNTIL CONSTRUCTION OF ALL THE RESIDENCES WITHIN THE DEVELOPMENT HAS BEEN COMPLETED. INLET PROTECTION SHALL BE INSPECTED REGULARLY AND THE FILTER FABRIC CLEANED/REPLACED AS NECESSARY. WHEN PROVIDING MAINTENANCE TO THE INLET PROTECTION, THE FABRIC SHALL BE REMOVED IN SUCH A WAY AS TO NOT ALLOW THE RETAINED SEDIMENT TO FALL INTO THE CATCH BASIN.
BMP'S:
C220 STORM DRAIN INLET PROTECTION
- STABILIZE CHANNELS AND OUTLETS. ALL CHANNEL SLOPES SHALL BE CONSTRUCTED AND PROTECTED AGAINST EROSION.
BMP'S:
C200 INTERCEPTOR DIKE AND SWALE
C207 CHECK DAMS
- CONTROL POLLUTANTS. POLLUTANTS SHALL BE CONTROLLED PER POLLUTANT CONTROL NOTES. SEE THIS SHEET FOR NOTES.
- CONTROL DE-WATERING. DISPOSAL OPTIONS FOR DE-WATERING WATER ARE AS SPECIFIED IN THE DE-WATERING CONTROL NOTES. SEE THIS SHEET FOR NOTES. IN ADDITION, THE FOLLOWING BMP TO BE USED FOR SEDIMENT TRAPPING AND TURBIDITY REDUCTION INCLUDE:
C151 CONCRETE HANDLING
- MAINTAIN BMP'S. MAINTENANCE OF THE BMP'S IS SPECIFIED IN THE CONSTRUCTION SEQUENCE AND GRADING AND EROSION CONTROL NOTES. SEE SHEET ER-01 AND THIS SHEET.
- PROJECT MANAGEMENT. THE GRADING AND EROSION CONTROL NOTES SPECIFY SEASONAL WORK LIMITATIONS. BMP'S SHALL BE MAINTAINED PER ELEMENT #11.
- PROTECT LID BMP'S. SILT FENCING AND/OR ORANGE CONSTRUCTION FENCING WILL BE UTILIZED TO PROTECT THE INFILTRATION AREAS FROM OVERCOMPACTION THROUGHOUT CONSTRUCTION.
C103 HIGH VISIBILITY PLASTIC OR METAL FENCE
C233 SILT FENCE

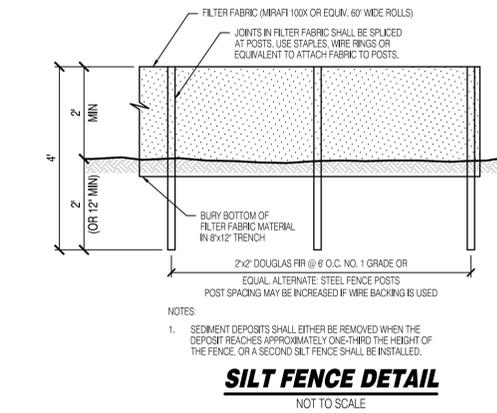
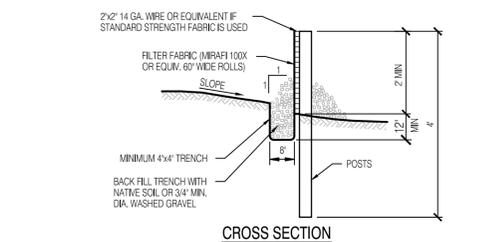
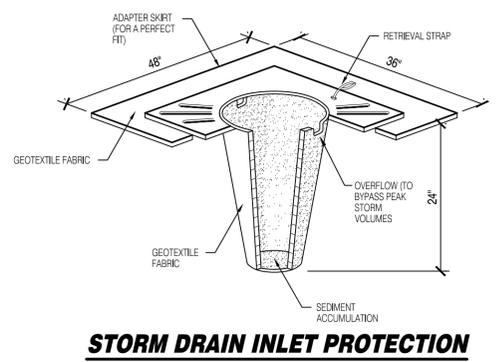
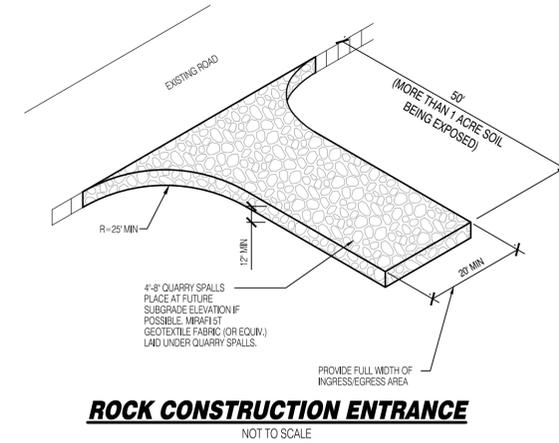
DE-WATERING CONTROL NOTES

ALL TURBID DE-WATERING WATER SHALL BE DISPOSED OF USING ONE OF THE FOLLOWING OPTIONS:

- INFILTRATION.
- TRANSPORT OFFSITE IN A VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS.
- ECOLOGICALLY-APPROVED ON-SITE CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES.
- SANITARY SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL, IF THERE IS NO OTHER OPTION.
- USE OF A SEDIMENTATION BAG WITH OUTFALL TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DE-WATERING, OR
- FOUNDATION, VAULT, AND TRENCH DE-WATERING WATER, WHICH HAVE SIMILAR CHARACTERISTICS TO STORMWATER RUNOFF AT THE SITE, SHALL BE DISPERSED TO NATIVE VEGETATION AND/ OR DISCHARGED TO A SEDIMENTATION FACILITY.

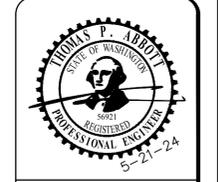
POLLUTANT CONTROL NOTES

- ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON-SITE SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
- COVER, CONTAMINATION AND PROTECTION FROM WANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NONHAZARDOUS WASTES PRESENT ON THE SITE (SEE CHAPTER 173-30 WAC FOR THE DEFINITION OF INERT WASTE). ON-SITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT.
- ALL MAINTENANCE OF HEAVY EQUIPMENT AND VEHICLES SHALL BE DONE OFFSITE.
- ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ON-SITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.
- WHEEL WASH OR TIRE BATH WASTEWATER SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.
- APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
- BMP'S SHALL BE USED TO PREVENT OR TREAT CONTAMINATION OF STORMWATER RUNOFF BY PH-MODIFYING SOURCES. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS. STORMWATER DISCHARGES SHALL NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF THE WATER QUALITY STANDARD FOR PH IN THE RECEIVING WATER.



- INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH TRACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- AGGREGATE: 4\"/>

- MAINTENANCE STANDARDS:**
- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
 - IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING. AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND. PROVIDE TIRE WASH FOR ALL WINTER GRADING.
 - ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
 - ANY ROCK SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
 - IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.



| ENGINEER'S STAMP | |
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| REVISIONS | DESCRIPTION |
| # | DATE |

SGE
Solid Ground Engineering
8705 166th Ave NE
Redmond, WA 98052

TESC NOTES AND DETAILS

CORSTONE CONTRACTORS, LLC
TAPERT ARLINGTON JENSEN
ARLINGTON, WA

| | |
|---------------|-------------------|
| DRAWN BY: | KMA |
| CHECKED BY: | TPA |
| DATE: | 5-21-24 |
| JURISDICTION: | CITY OF ARLINGTON |
| JOB NUMBER: | 24-0041C |

ER-02
4 OF 16



PROJECT FILE No. _____

CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

SURVEY DISCLAIMER

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UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

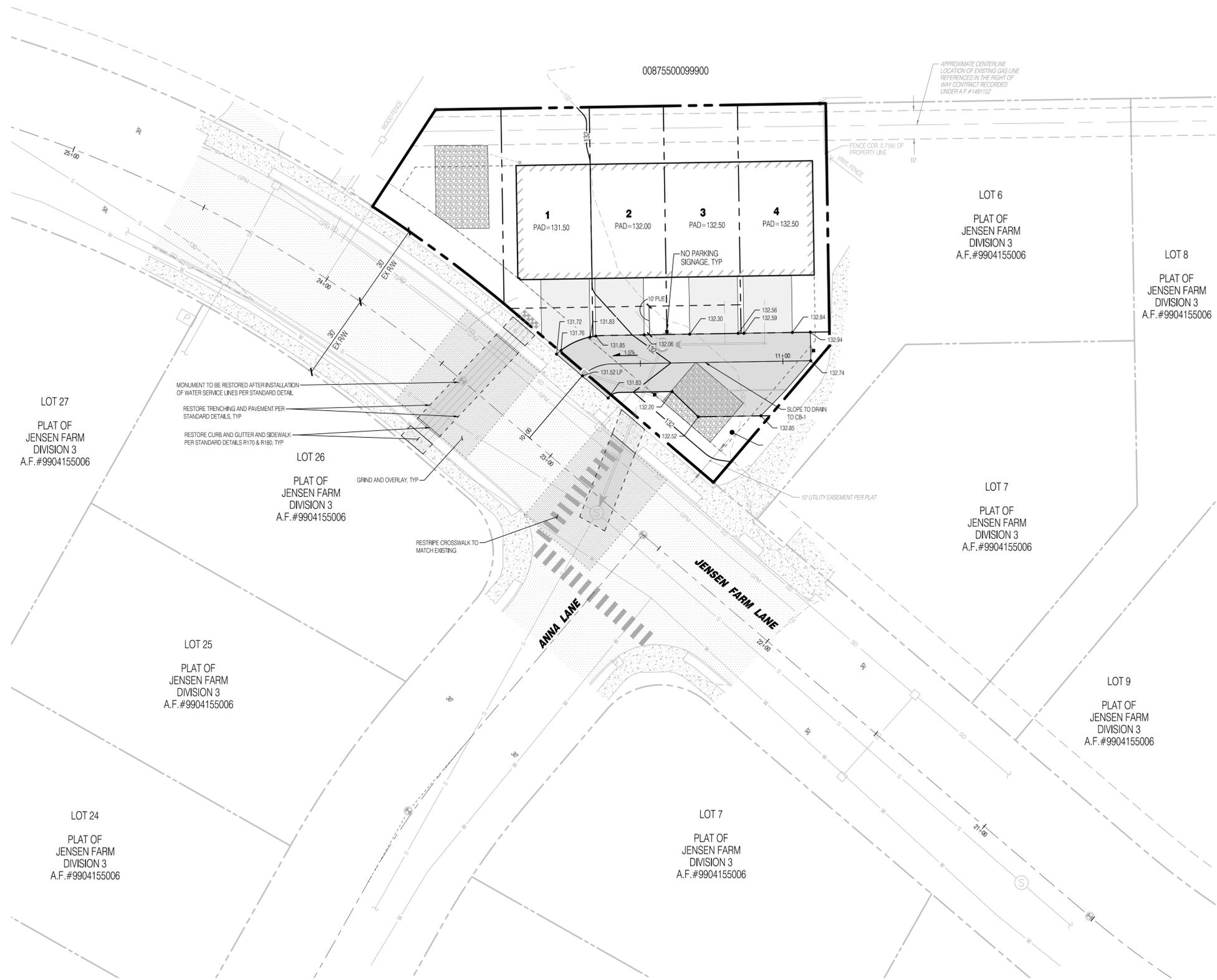
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ADA RAMP NOTES

1. MINIMUM 4'x4' LANDING NOT TO EXCEED 2% RUNNING OR CROSS SLOPE.
2. ALL SIDEWALK RAMP SHALL NOT EXCEED 8.33% WITH 2% MAX CROSS SLOPE, UNLESS OTHERWISE NOTED.
3. ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
4. ALL CURB ELEVATION AT FLOWLINE UNLESS OTHERWISE NOTED.
5. CB: GRADE BREAK
LP: LOW POINT
HP: HIGH POINT
BC: BOTTOM OF CURB
TC: TOP CURB
BW: BOTTOM OF WALL
TW: TOP OF WALL
FC: FLUSH CURB
MG: MATCH EXISTING GRADE

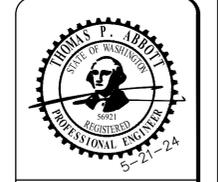
ROAD AND GRADING NOTES

1. ALL DISTURBED PERVIOUS AREAS TO BE UNDERLAIN WITH BMP TS.13 SOILS.
2. ALL OVERHEAD UTILITIES ARE TO BE PLACED UNDERGROUND.
3. ALL WALLS OVER 48" REQUIRE A SEPARATE BUILDING PERMIT.
4. ALL WALLS OVER 30" REQUIRE FALL PROTECTION FENCING.
5. ALL WALLS TO BE 2' OR LESS AT TERMINATION.



LEGEND

| SYMBOLS | DESCRIPTION |
|---------|------------------------------------------|
| | STORM MAIN PIPE |
| | SEWER MAIN PIPE |
| | WATER SERVICE PIPE |
| | DRAIN PIPE |
| | ASPHALT PAVEMENT |
| | 2" GRIND AND OVERLAY |
| | CONCRETE PAVEMENT |
| | INFILTRATION GALLERY |
| | 'NO PARKING' SIGN UNLESS OTHERWISE NOTED |



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Redmond, WA 98052

ROAD AND GRADING PLAN

CORSTONE CONTRACTORS, LLC
TAPERT ARLINGTON JENSEN
ARLINGTON, WA

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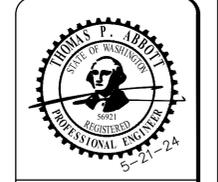
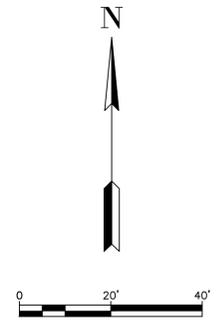
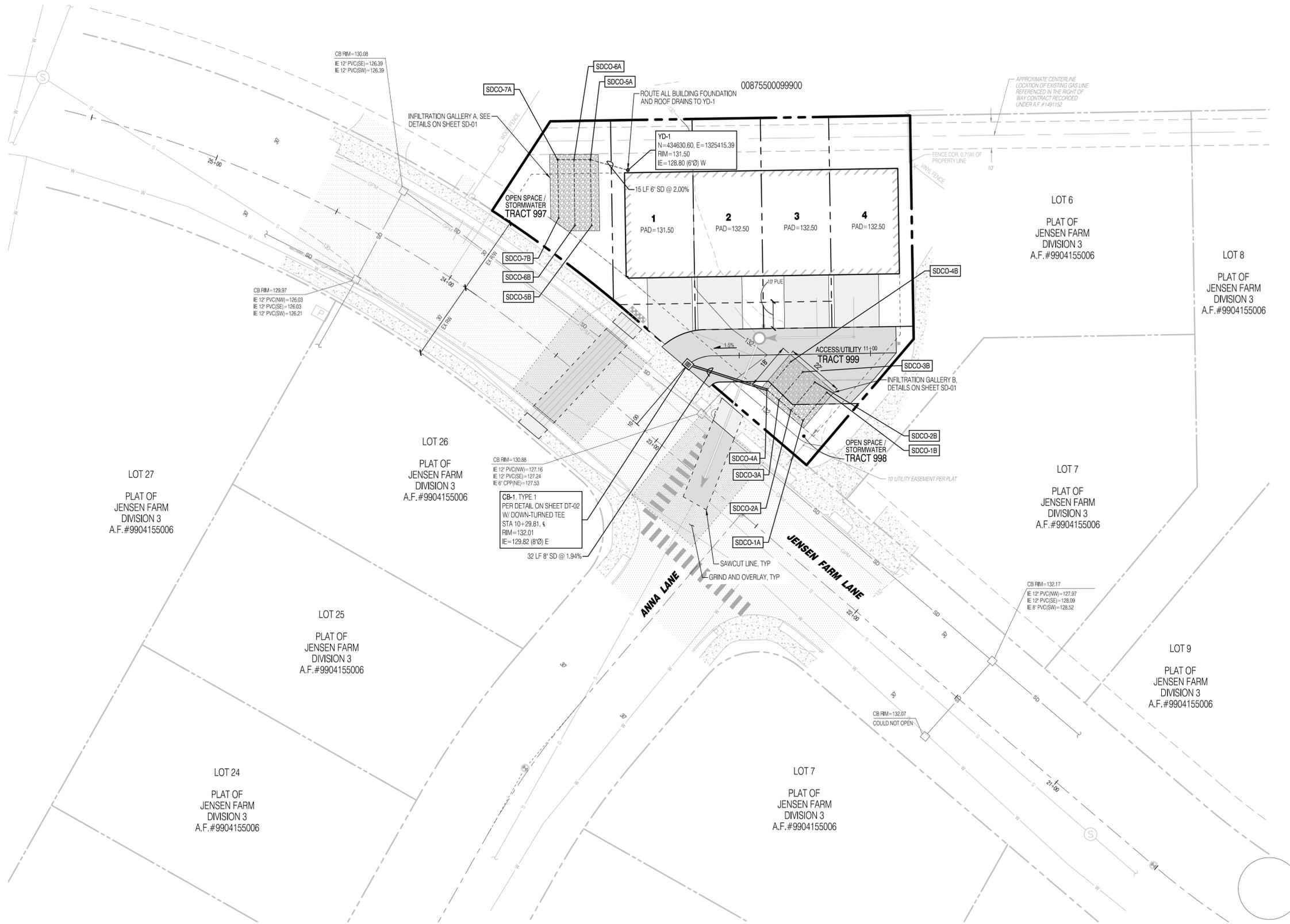
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Redmond, WA 98052

STORM DRAINAGE PLAN

CORSTONE CONTRACTORS, LLC
TAPERT ARLINGTON JENSEN
ARLINGTON, WA

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DR-01
7 OF 16

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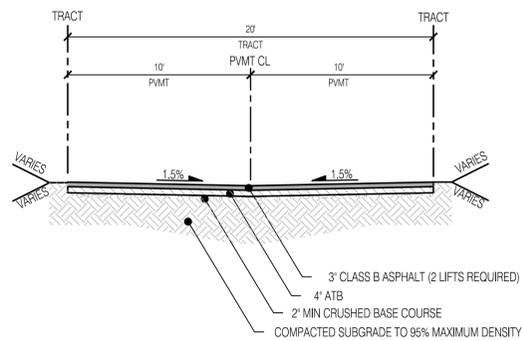
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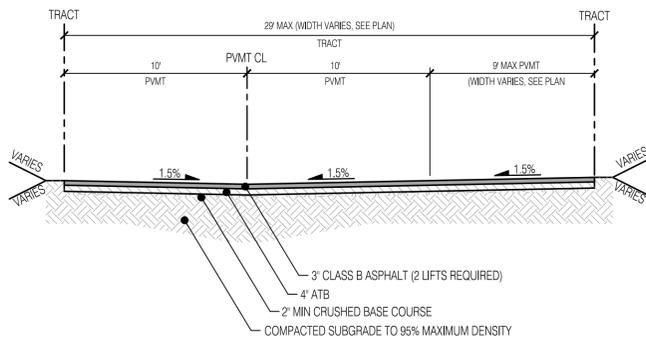
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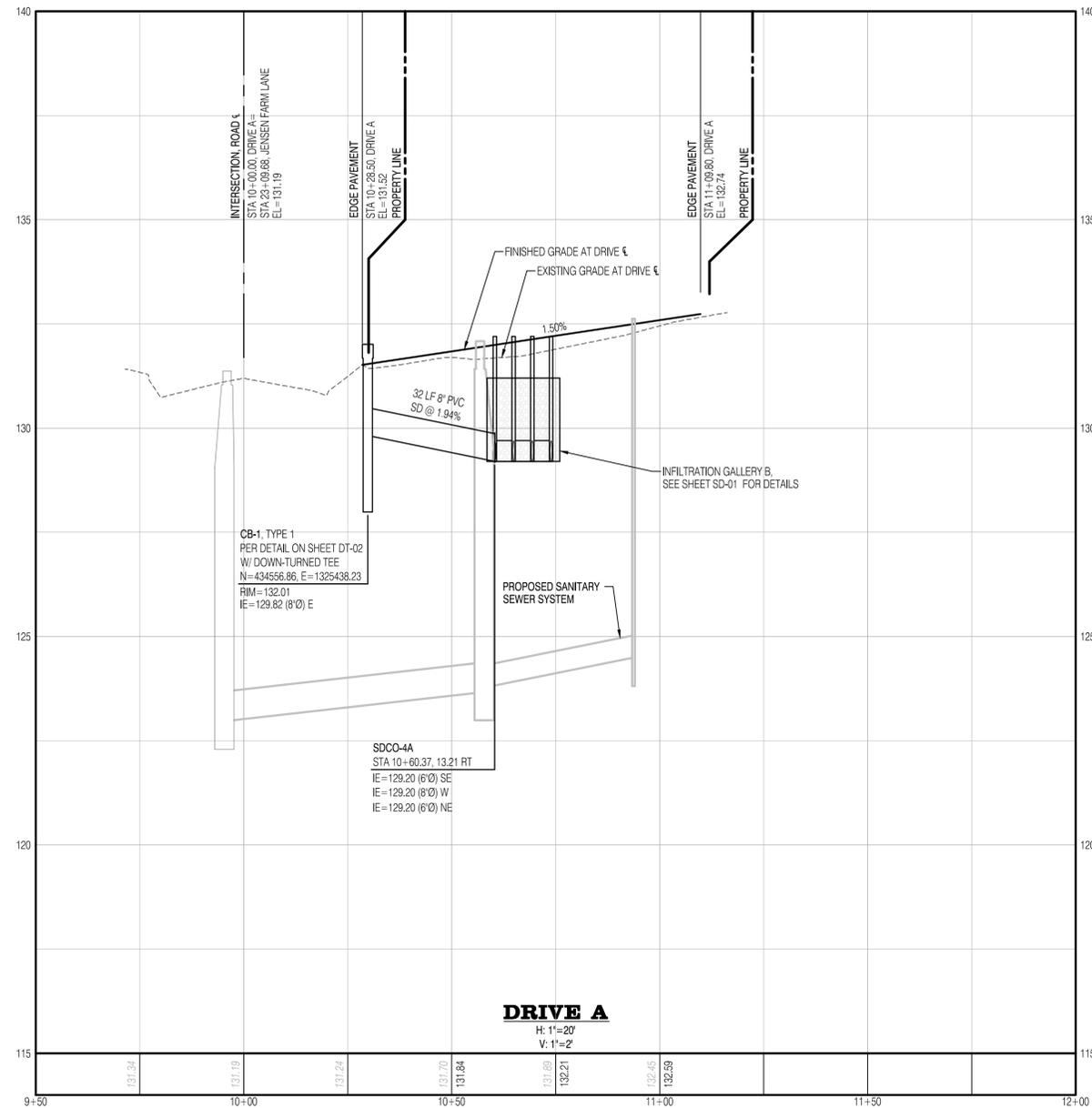
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DRIVE A SECTION
(STA 10+28.50 TO 10+61.16)
SCALE: 1"=5'



DRIVE A SECTION
(STA 10+61.16 TO 11+09.80)
SCALE: 1"=5'



DRIVE A
H: 1"=20'
V: 1"=2'

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Solid Ground Engineering
8705 166th Ave NE
Redmond, WA 98052

ROAD AND STORM DRAINAGE PROFILES AND SECTIONS

CORSTONE CONTRACTORS, LLC
TAPERT ARLINGTON JENSEN
ARLINGTON, WA

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